

HISTORIC LANDMARK COMMISSION
 SEPTEMBER 24, 2018
 DEMOLITION AND RELOCATION PERMITS (PARTIAL)
 HDP-2018-0500
 1701 Newton Street

PROPOSAL

Alter a ca. 1920 house.

ARCHITECTURE

One-story, rectangular-plan, hip-roofed house with board-and-batten siding, 1:1 and 4:4 wood-sash windows, and a full-width porch.

PROJECT SPECIFICATIONS

The proposed project includes the following work:

- 1) Reconstruction and screening of the front porch.
- 2) Replacement of existing 1:1 windows with casement vinyl-sash windows. Two window openings on side elevations are proposed to be filled.
- 3) Replacement of the front door with a wood or fiberglass door.
- 4) Replacement of existing cladding with hardiplank siding.
- 5) Removal of rear additions and construction of a two-story addition. The addition is proposed to be capped with a front-gabled roof, clad in hardiplank siding, and include paired casement vinyl-sash windows. It will have a footprint of 885 square feet and be set back from the front wall approximately 21 feet (first floor) and 35 feet (second floor).

RESEARCH

1701 Newton Street was constructed around 1920. Charles and Willie Bell were the longest-term owners, occupying the house from at least 1922 until 1935, when they purchased a house in East Austin. Charlie worked as a laborer and later for the City Sewer Department, while Willie worked as a cook for a boarding house.

The house appears to retain its historic character and most of its historic fabric. Two small rear additions were constructed at an unknown date, and a permit for repairs was issued in 1974.

STAFF COMMENTS

The building does not appear to meet the criteria for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property may demonstrate significance according to one criterion, but does not meet two criteria.
 - a. **Architecture.** The house is built in the National Folk style and may qualify for landmark designation under this criterion, as it embodies the distinguishing characteristics of the style.




- b. **Historical association.** Charles and Willie Bell lived in the house for approximately 13 years. There do not appear to be significant historical associations.
- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not appear to have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Recommend the retention of the board-and-batten siding, wood-sash windows, and as much historic material from the porch as possible; release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: HDP-2018-0500
1701 NEWTON STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



Primary (west) façade and north elevation of 1701 Newton Street.

Occupancy History

Completed by Historic Preservation Office staff
September 2018

1920	Address not listed
1922-24	Charles and Julia Bell, owners (African American) No occupation listed (1922); laborer, Kunt-Sternenberg Labor Co. (601-605 E. 5 th Street). Charles's wife is listed as Emma Bell in 1924.
1927	Armstead and Louella Scales, renters (African American) No occupation listed
1929-35	Charles and Willie Bell, owners (African American) No occupation listed (1929); employee, City Sewer Department (1932, 1935). Charles's wife is listed as Emma Bell in 1929 and Julia Bell in 1932.
1939	Charles and Elma McAtee and 2 children Yardman, Austin Motel
1941	Raymond and Concha De Leon and 1 child Clerk, Slaughter's Cash and Carry Grocery and Market No. 1
1944	Vacant

- 1949-52 Albert and Genevieve Shaw
Foreman, Mrs. Johnson's Bakery
- 1955 Horace and Emma L. Powell, owners
Helper, Capitol Supply Co.
- 1959 Emma L. Powell (widow Horace)
No occupation listed
- 1962 Harry and Lela James, owners
Gardener, Terrace Motor Hotel (1201 South Congress)
- 1968-73 Harry James, owner
Retired
- 1977 Minnie E. Painton
Manager, John Sidney Man Shop (708 South Congress)
- 1986 Vacant
- 1992 Katheryn Siegel
No occupation listed

Background Research

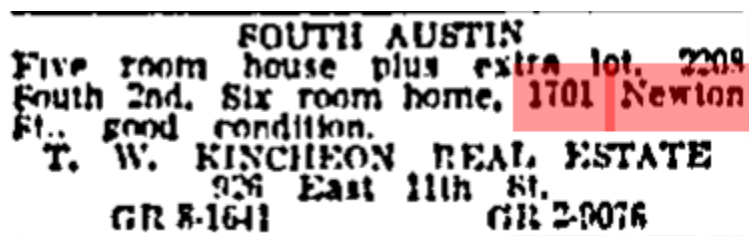
Not much information was located about Charles and Willie (also called Julia or Emma) Bell, who lived at 1701 Newton Street from at least 1922 until 1935, except around 1927. The couple were both African American.

Charles Bell was born in 1880 or possibly 1890 in Travis County to parents both born in Texas. He worked as a laborer and later for the City Sewer Department. He died in 1945 at the Austin State Hospital.

Willie Houston Bell was born about 1892 in Texas. She worked as a cook for a boarding house. Her date of death was not found during research.

The Bells' move from 1701 Newton in 1935 may have been prompted by Austin's 1928 city plan that restricted services for people of color to East Austin. The Bells purchased 704 (or 1754) Singleton Avenue in East Austin and lived there until at least 1942.

Harry James lived in the house from at least 1962 until about 1973. No information was located about him during research, as Harry James was the name of a well-known jazz musician at the time, as well as a common first and middle name combination.



Classified ad, Austin Statesman 8/13/1958.

South Central-Frame House
1701 Newton - Don't miss this older 2
 bedroom - 1 bath home with hard-
 wood floors and tall ceilings, corner
 lot with many trees. Has new plumb-
 ing and the rest is in good condition.
 Call Martin Bernard 451-0161 or even-
 ings 454-8136.
GRINNELL PROPERTIES
REALTOR

Classified ad, Austin American Statesman 2/18/1977.

Building Permits

OWNER	Mike Roebuck	ADDRESS	1701 Newton St.
PLAT	122	LOT	12
SUBDIVISION	Swisher		
OCCUPANCY	Residence		
BLD PERMIT #	146775	DATE	12-12-74
OWNERS ESTIMATE	3,000.00		
CONTRACTOR	Owner	NO. OF FIXTURES	Yes
WATER TAP REC #	Exist	SEWER TAP REC #	Exist
Repair Exist. Res. & Bring to Min. Stdrs.			

Building permit for repairs issued to Mike Roebuck, 12/12/1974.

ADDRESS: 1701 Newton ST				PERMIT: 146775		PLAT: 122	
LOT: 12		BLOCK: 28		SUB:			
		OUTLOT: -		Swisher			
FIRE ZONE: 3	USE DIST: A ¹⁵		OCCUPANCY: Res				
LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION	Post	FLOOR JOIST SIZE & O.C.	2x6 16OC	NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK	15'	CEILING JOIST SIZE & O.C.	2x4 16OC	ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.	25.55	STUD SIZE & O.C.	2x4 16OC	STAIRS REQ. & NO.			
SIDE STREET YARD	20.55	MASONRY WALL	-	ATTIC FIRE STOPS REQ.			
OWNER: Mike Roebuck				CONTRACTOR: OWNER			

Inspection card issued to Mike Roebuck, 11/14/1975.